

CASE NO. 5406 - ROXANNE WHITE

There are numerous similar decks located within the Applicant's neighborhood. The proposed deck will be compatible not only with the existing dwelling, but also with other properties in the community. In addition, the Applicant introduced letters from the owners of the properties adjoining her lot on both sides, and directly across the street. All of those adjoining property owners indicated that they had no objection to the granting of the subject Application. The Hearing Examiner accepts the findings of the Department of Planning and Zoning, as verified by the aerial photograph (Staff Report Attachment 6), that the neighborhood to the rear of the subject property is screened from view by passive open space, and a large forest retention area containing mature trees. The Hearing Examiner recommends approval of the Applicants' request, subject to the following conditions:

1. That the Applicants obtain all necessary permits and inspections for the proposed construction.
2. That the Applicants not encroach further into the setbacks than the distances requested herein.

Date APRIL 27, 2004

Rebecca A. Bryant
Zoning Hearing Examiner